



Planning & Economic Development Department  
100 Hughes Road  
Madison, Alabama 35758

## Planning Commission Staff Report

**Date:** July 21, 2022

**Project:** 130 Forrest Drive (Annexation 2022-002/Zoning Map Amendment 2022-003)

**Applicant:** Carla Witt

**Property Owner:** HomeMax Realty, LLC

**Location:** 130 Forrest Drive (South of Forrest Drive, West of Nance Road)

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### Request Summary

This is a request to annex a developed 20,000 square foot single family lot and zone the property R-1A (Low Density Residential) upon annexation.



### Recommendation

Motion to:

- A. "Approve the Annexation of 130 Forrest Drive (ANN 2022-002) and forward to City Council for adoption," and
- B. "Approve the Zoning Map Amendment to rezone 130 Forrest Drive to R-1A (Low Density Residential) and forward to the City Council for adoption."

## **Project Request**

This is a request to annex a developed single family lot. The lot is 0.46 acres (approximately 20,000 square feet). The requested zoning designation upon annexation is R-1A.

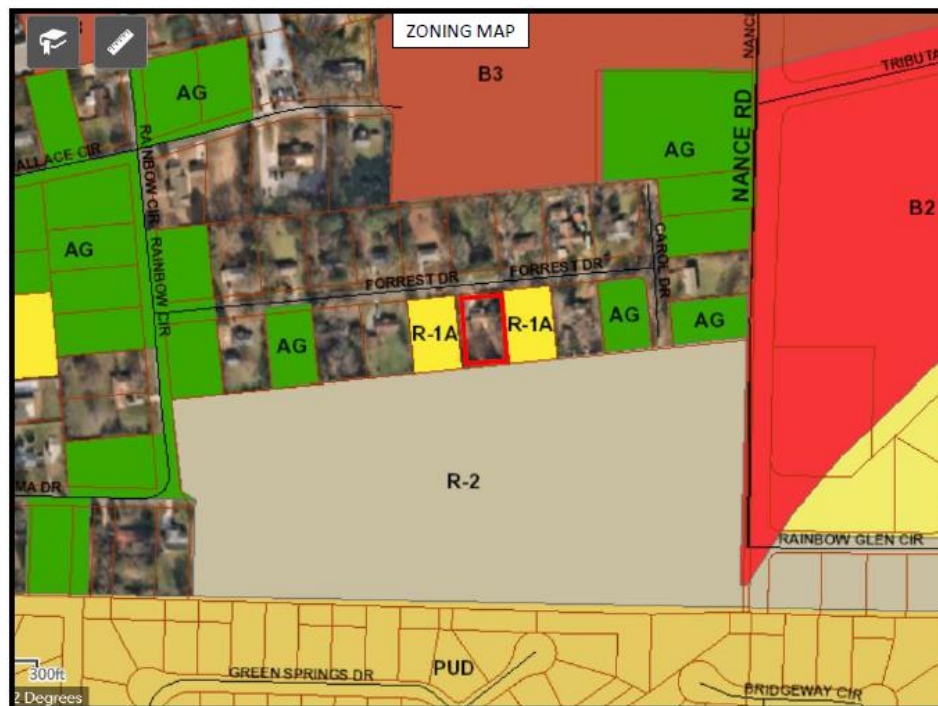
## **General Information**

### **Background**

The subject property is identified as Lot 7, Block 2, Rainbow Subdivision, 2<sup>nd</sup> Addition, Plat Book 6, Page 75. The plat was recorded in December of 1966. The property is occupied by a one-story single family dwelling with an area of 1,797 square feet. The dwelling was constructed in 1970.

### **Future Land Use, Zoning, and Existing Land Uses:**

<b>TABLE 1 LAND USE AND ZONING INFORMATION</b>			
<b>Location</b>	<b>Future Land Use Map</b>	<b>Zoning</b>	<b>Existing Land Use</b>
Subject Site	RL (Residential Low Density)	Madison County	Single-family dwelling
North of Subject Property (across Forrest Drive)	RL	Madison County	Single-family subdivision
East and West of Subject Property	RL	R-1A (Low Density Residential)	Single-family subdivision
South of Subject Property	RM (Residential Medium Density)	R-2 (Medium Density Residential)	Elementary School



**Conformance with Long Range Plans:**

1. Future Land Use Map  
The Future Land Use Map designates the subject property RL (Residential Low Density). The subject property and surrounding subdivision are compatible with this land use category.
2. West Side Master Plan. Not Applicable
3. Growth Plan. Not Applicable
4. Parks & Recreation Master Plan. Not Applicable

**Zoning & Subdivision Compliance:**

The subject property and existing dwelling are compliant with the dimensional requirements for the R-1A District.

<b>Standard</b>	<b>Zoning Ordinance Requirement</b>	<b>Actual Dimension</b>
Min. Lot Area	18,000 square feet	20,002 square feet
Max. Lot Coverage	25%	0.09%
Min. Setback – Front	40 feet	42 feet
Min. Setback – Rear	45 feet	84 feet
Min. Setback – Side	15 feet	28 feet

Rainbow Subdivision, 2<sup>nd</sup> Addition is a recorded plat and was approved by the City of Madison Planning Commission in November of 1966. At that time, the City of Madison had a five mile jurisdiction beyond the city limits to regulate subdivisions.

**Technical Review Committee:**

There are no Technical Review Committee issues related to the proposed request.

**Analysis**

The subject property is nearly surrounded by the Madison city limits on all sides and already using many City services. The proposed annexation is consistent with Policy 7 of the City of Madison Growth Policy for Residential Development, which supports annexation of residential properties approximately three acres or less. Staff recommends approval.